



Wylie City Council

AGENDA REPORT

Department: Community Development

Prepared By: Jasen Haskins

Account Code: _____

Subject

Consider, and act upon, a Preliminary Plat of Lot 1, Block A of BizSpace Wylie, creating one commercial lot on 5.274 acres. Property located at 2800 Hensley Lane.

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Scott Investments LP

APPLICANT: Kimley-Horn And Associates

The applicant has submitted a Preliminary Plat to create Lot 1, Block A of BizSpace Wylie on 5.274 acres. The property is located at 2800 Hensley Lane.

The purpose of the Preliminary Plat is to create one lot for the construction of an eight-building, 88,400 square foot flex space office warehouse development. The proposed use is allowed by right within the Light Industrial zoning district.

The site plan was approved by the P&Z Commission in December 2025.

The Preliminary Plat document contains a fire lane, access utility, and drainage easement with access from the end of Exchange Street, from Hensley Lane for the adjacent property owner to the east. Additional utility easements are also provided for fire hydrants.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.

The City Council must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.

The P&Z Commission voted 5-0 to recommend approval.